



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-106708-LD and 19-106707-LP

Project Name/Address: Sambica Activity Center/4114 W Lake Sammamish Pkwy

Planner: Peter Rosen

Phone Number: 425-452-5210

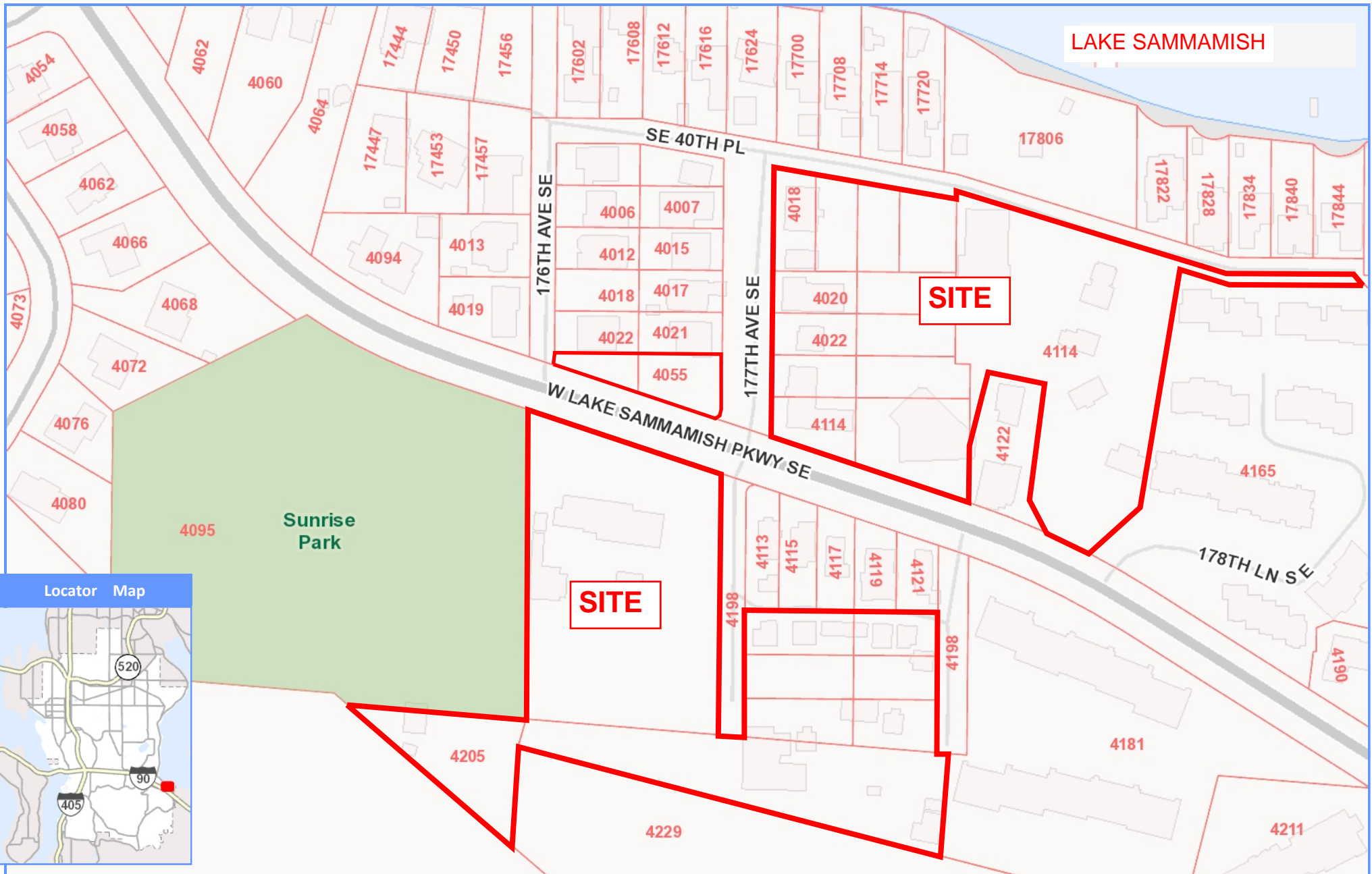
Minimum Comment Period: April 11, 2019

Materials included in this Notice:

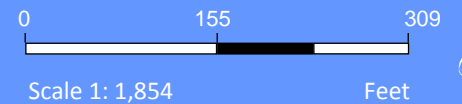
- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

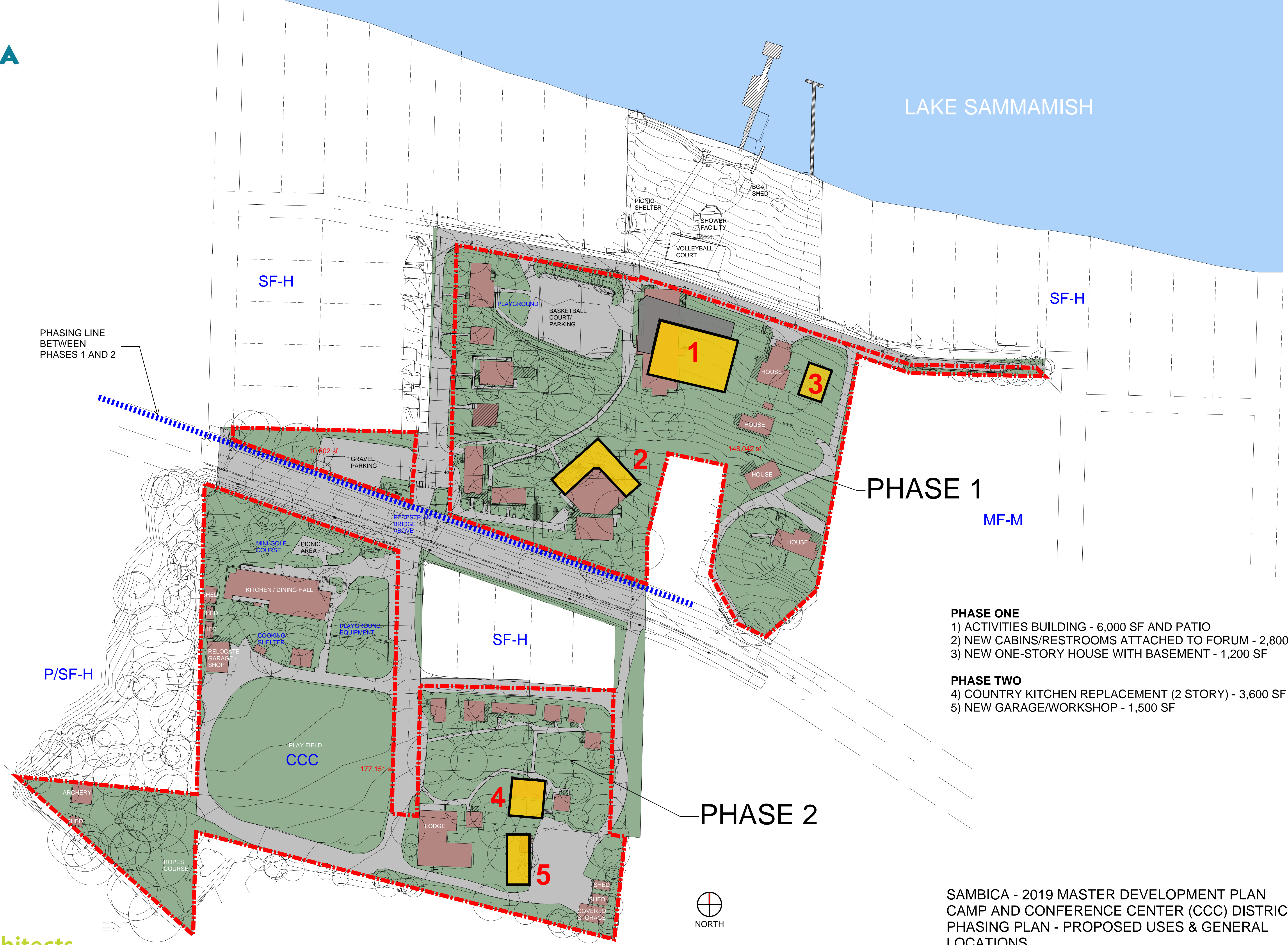
OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



VICINITY MAP





PHASE 1

MF-M

PHASE ONE

- 1) ACTIVITIES BUILDING - 6,000 SF AND PATIO
- 2) NEW CABINS/RESTROOMS ATTACHED TO FORUM - 2,800 SF
- 3) NEW ONE-STORY HOUSE WITH BASEMENT - 1,200 SF

PHASE TWO

- 4) COUNTRY KITCHEN REPLACEMENT (2 STORY) - 3,600 SF
- 5) NEW GARAGE/WORKSHOP - 1,500 SF

PHASE 2

SAMBICA - 2019 MASTER DEVELOPMENT PLAN
CAMP AND CONFERENCE CENTER (CCC) DISTRICT
PHASING PLAN - PROPOSED USES & GENERAL
LOCATIONS

SCALE: 1" = 100'

FEBRUARY 14, 2019

**Environmental Checklist
reviewed by Peter Rosen (PR)
3/20/2019**

SAMBICA
(SAMMAMISH BIBLE CAMP ASSOCIATION)
ENVIRONMENTAL CHECKLIST
Master Development Permit

February 2019



SHOCKLEY
PLANNING GROUP, Inc.

SAMBICA MASTER DEVELOPMENT PERMIT

Applicant

SAMBICA

Attn: Ryan Gilbert

4114 W Lake Sammamish Parkway SE
Bellevue, Washington 98008

Environmental Consultant

SHOCKEY PLANNING GROUP

Attn: Camie Anderson

2716 Colby Avenue
Everett, Washington 98201
Phone: (425) 258-9308

February 2019

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ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project, if applicable:** Master Development Plan
2. **Name of applicant:** SAMBICA (Sammamish Bible Camp Association)
3. **Address and phone number of applicant and contact person:**

Applicant Contact: SAMBICA
Attn: Ryan Gilbert
4114 W Lake Sammamish Parkway SE
Bellevue, WA 98008
Phone: (425) 746-9110 x16
Email: ryan@SAMBICA.com

Environmental/Permitting Consultant: Shockey Planning Group, Inc.
Attn: Camie Anderson
2716 Colby Avenue
Everett, WA 98201
Phone: (425) 258-9308
Email: canderson@shockeyplanning.com

Architect Contact: TGB Architects
Attn: Dexter Chin
21911 76th Avenue W, Suite 210
Edmonds, WA 98026
Phone: (425) 778-1530
Email: DChin@tGBArchitects.com

4. **Date checklist prepared:** February 20, 2019
5. **Agency requesting checklist:** City of Bellevue (City) is the agency with permitting jurisdiction and will be the Lead Agency for SEPA compliance in accordance with WAC 197-11-050.
6. **Proposed timing or schedule (including phasing, if applicable):**

It is anticipated that construction would begin on the activities building in summer of 2018. The proposal is for a master plan, therefore the rest of the proposed improvements would occur over the next 10 years.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The proposal is for a master plan for the site that could occur for up to 10 years.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The following reports/information are incorporated by reference and attached to this environmental checklist:

Critical Areas Report..... ESA
Subsurface Exploration, Geologic Hazards and
Geotechnical Engineering Report..... Associated Earth Sciences, Inc.
Traffic Letter..... Jake Traffic Engineering, Inc.
Preliminary Stormwater Drainage ReportNavix Engineering, Inc.

9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are pending for governmental approvals or other proposals directly affect the property.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following permits/approvals have been identified for this proposal:

Master Development Permit.....	City of Bellevue
Design Review.....	City of Bellevue
Clearing and Grading Permit.....	City of Bellevue
Building Permit.....	City of Bellevue
Electrical Permit.....	City of Bellevue
Plumbing Permit.....	City of Bellevue
Land Use Exemption.....	City of Bellevue

City Council approval of a rezone of the site (19-106704-LQ) is required prior to MDP and Design Review approval.

Other permits may be identified during the review and permitting process.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

Camp SAMBICA (SAMBICA) is a summer camp and retreat center located in the City of Bellevue. SAMBICA is proposing a Master Development Plan to improve and construction several buildings on the site over the next 10 years. The existing 9-acre site contains 33 buildings/structures scattered within wooded and open areas. The site is divided by West Lake Sammamish Parkway SE, which runs east/west though the center of the camp. The relatively flat south upper camp contains lodging, dining hall, mini-golf course, ropes course and a playfield. It is connected to the north lower camp by a pedestrian bridge over West Lake Sammamish Parkway SE. The lower camp is a sloped camp area and contains the office, activities building, basketball court, indoor amphitheater, housing and access to the lake.

Phase 1 includes the demolition of the existing activities building (5,000 SF). This building would be replaced with a new 6,000 SF building in close proximity to the same location, with the additional square footage east within an area that is currently grass. Also proposed in Phase 1 is a 2,800 SF structure containing cabins and restrooms attached to the north side of the existing Forum Building. It is expected that Phase 1 improvements would be completed in the next 5 years.

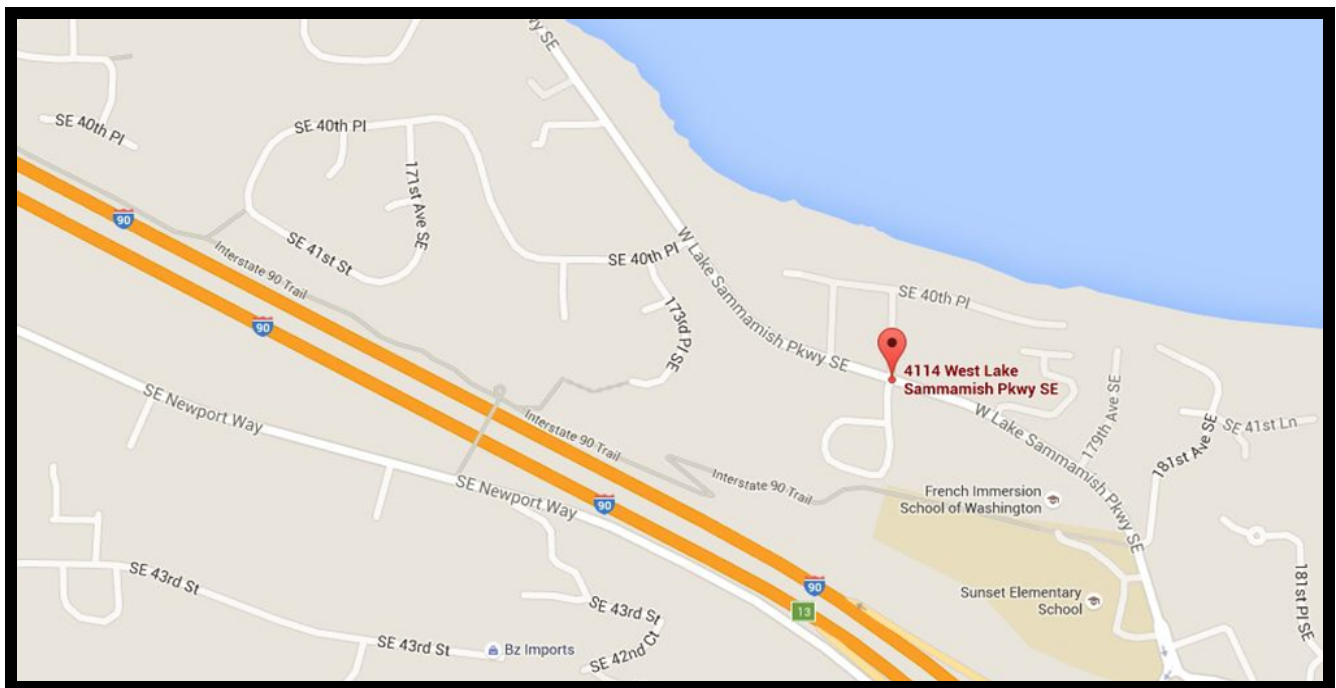
Phase 2 includes the demolition of the existing Country Kitchen Building (850 SF). Construction of a two story 3,600 SF Country Kitchen with staff lodging and a 1,500 SF garage/workshop is proposed. It is expected that Phase 2 improvements would be completed in the next 10 years. See **Figure 1 – SAMBICA – 2017 Master Development Plan Phasing Site Plan**.

In addition, the proposal is to rezone all of the parcels from their current residential zoning to Camp and Community Center (CCC).

- 12. Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 4114 W Lake Sammamish Parkway SE, Bellevue, Washington; see **Figure 1 – Vicinity Map**. The King County Tax Parcel Numbers are 1324059033, 1324059051, 8043700380, 8043700325, 8043700370, 8043700330, 8043700375, 8043700335, 8043700365, 8043700055 and 8043700060 it is located in the NE quarter of Section 13, Township 24 N, Range 5 E, W.M., see also **Appendix A – Legal Description**.

Figure 1 - Vicinity Map





B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

SAMBICA slopes in terraces from the south part of the site to the north.

- b. **What is the steepest slope on the site (approximate percent slope)?**

The steepest slope on the site is 50%.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

According to the U.S. Department of Agriculture Soil Survey, the site is comprised of Alderwood gravelly sandy loam, 8 to 15% slopes on the eastern third of the site and Kitsap silt loam, 15 to 30% slopes on the western two-thirds. The Alderwood gravelly sandy loam is moderately well drained and can be considered prime farmland if irrigated. The Kitsap silt loam is also moderately well drained and is considered a farmland of statewide importance.

In addition, a *Subsurface Exploration, Geologic Hazard and Geotechnical Engineering Report* was prepared specifically for the proposed recreation building. In the borings, the top three inches contained natural turf and topsoil. Below the top three inches, explorations encountered loose to medium dense and medium stiff to very stiff, moist, silty fine sand, fine sandy silts, and clayey silts with trace organics. The source of the material was from the hillslope south of the site, near Interstate 90. The sediments were encountered near the surface and extending to a maximum depth of 19 feet below the ground surface. In addition, both explorations encountered sediments interpreted to be pre-Vashon glacial marine silts and silty fine sands. These sediments consisted of dense or stiff to very stiff, moist to wet, bluish gray, clayey silt and silty fine sand. The silt displayed a few fractures with slickenside facies, although the degree of fracturing can be variable.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no surface indications or history of any unstable soils in the immediate vicinity. However, according to the *Subsurface Exploration, Geologic Hazard and Geotechnical Engineering Report*, subsurface conditions encountered in exploratory borings met one of the City's criteria for designation as a landslide hazard and is also considered an area of severe erosion hazard.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Phase 1 would include approximately 1085 cubic yards (cy) of cut and 365 cy of fill. Phase 2 would include approximately 600 cy of fill and 300 cy of cut (300 cy net of fill).

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

There is little potential for erosion due to construction activities. The underlying soils could erode during rainfall events if left unprotected. Precautions would be required through the use of best management practices and implementation of the erosion control plan to limit erosion.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The site would be approximately 33.80% impervious surface after construction of the project.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

According to the project geologist, project planning and construction should follow local standards of practice with respect to Temporary Erosion and Sedimentation Control (TESC). Best management practices (BMPs) should include but not be limited to:

- Provide storm drain inlet protection, if applicable;
- Provide silt fencing along the perimeter of the disturbed areas;
- Route surface water away from work areas;
- Route surface water away from the moderate to steep sloped areas;
- Avoid clearing vegetation on any site slopes where possible;
- Stripped areas not actively being worked on should have cover measures;
- All surface water conveyance should have check dams and be “armored” with crushed rock or other ground cover product;
- Keeping staging areas and travel areas clean and free of track-out;
- Provide rock construction entrance;
- Cover work areas and stockpiled soils when not in use; and
- Complete work during dry weather and site conditions, if possible.

Erosion control regulated
by BCC 23.76

2. AIR

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation and**

maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction of the project would result in temporary, localized increases in pollutant emissions from construction activities and equipment. For example, dust from excavation and grading would contribute to ambient concentrations of suspended particulate matter. Construction contractor(s) would have to comply with the Puget Sound Clean Air Agency's (PSCAA) Regulation I, Section 9.15 requiring reasonable precautions to minimize dust emissions. Reasonable controls may include applying water or dust suppressants during dry weather, and vehicle washing and street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public.

As long as good construction management practices are followed, however, emissions related to construction would be short-term and relatively minor. As a result, no significant air qualities would be expected from construction.

Once the project is completed, the primary emissions sources would be from vehicles on site and traffic on the adjacent road system. The proposal would not generate additional traffic. Existing levels should remain the same.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions are related to vehicles on site and public rights-of-way.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Under PSCAA's Regulation I, Section 9.15, contractor(s) working on construction projects are required to take all reasonable precautions to avoid or minimize fugitive dust emissions. These precautions and control measures may include street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public. With such control measures in place, the potential from on-site air quality impacts is minimal. Construction related traffic would need to be coordinated with peak flow times, so as to alleviate congestion and reduce emissions.

3. WATER

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Sammamish is across SE 40th Place on the north side of the site. The project area is separated from Lake Sammamish by approximately 200 feet. According to the *Critical Areas Report*, the closest mapped wetland is a freshwater

forested/scrub-shrub wetland occurring approximately 0.5 miles east of the project site within Timberlake Park. In addition, King County iMap and the Washington State Department of Fish and Wildlife's SalmonScape map depict two streams that converge on the south end of Sunrise Park and flow north into Lake Sammamish.

The project biologist identified two wetlands (Wetland A and B) on the southwest side of the SAMBICA property. Wetland A is a slope wetland, located in the adjacent parcel to the west of the SAMBICA property, within the City of Bellevue's Sunrise Neighborhood Park. Wetland A is 2,671 square feet and is a Category IV wetland with a 40 foot buffer. Wetland B is a palustrine scrub-shrub, slope wetland approximately 2,053 square feet in size. Wetland B is west of SAMBICA and is exempt from buffer requirements as it is a Category IV wetland less than 2,500 square feet in size (BMC 20.25H.025).

Two streams were also identified near the project (Stream A and B). Stream A originates on the south side of I-90, crosses under the interstate, meanders east and enters the property from the south. It flows along the northwest, downstream side of Wetland A, and northeast through Sunrise Park. It then continues off-site through a residential area before flowing into Lake Sammamish. Stream A is a Type F stream with a 100 foot buffer with an additional 20 foot structure setback. Stream B is a small stream that is mapped as originating just southwest of the proposed project site, extending across SAMBICA property and the Issaquah School District property to the north of the I-90 bicycle trail. It flows northwest before its confluence with Stream A near Wetland A. Stream B is a Type N stream with a 50 foot buffer with an additional 15 foot structure setback.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Work would occur outside 200 feet of Lake Sammamish. No work near the wetlands or streams is proposed.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material would be placed in or removed from surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversion are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project area does not lie within a 100-year floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No discharges of waste materials to surface waters are proposed.

b. Ground Water:

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No groundwater withdrawal is proposed. Water to serve the proposed structures would be provided via the existing public water supply.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged into the ground. The existing camp is served by a public sewer system.

c. Water Runoff (including stormwater):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Existing Conditions

According to the *Preliminary Stormwater Report* the project site drains to two separate drainage basins, both of which ultimately discharge to Lake Sammamish. The northern Phase 1 project disturbance limits consist of one existing stand-alone building, paved areas and utilities. Runoff from the northern limits is routed through the existing private storm system within SE 40th Place, which conveys stormwater through a series of catch basins and underground piping where it ultimately outfalls to Lake Sammamish. The southern project limits of Phase 1 consist of edge of pavement where it ultimately outfalls to Lake Sammamish. Runoff from the southern project limits of Phase 1 is routed through the existing municipal conveyance system within West Lake Sammamish Parkway, which routes stormwater through a series of catch basins and underground conveyance pipe where it ultimately outfalls to Lake Sammamish.

Phase 2 of the proposed redevelopment also consists of two separate drainage basins, both of which ultimately discharge to Lake Sammamish. The northern

Phase 2 project disturbance areas consists of the new cabin and restrooms, located north of West Lake Sammamish Parkway SE. This areas drains to the existing private storm system within SE 40th Place, which conveys stormwater through a series of catch basins and underground piping, ultimately discharging to Lake Sammamish. The southern Phase 2 project disturbance area consists of the new Country Kitchen and garage/workshop buildings and is located south of West Lake Sammamish Parkway SE. This area drains to the existing municipal conveyance system within West Lake Sammamish Parkway SE, which routes stormwater through a series of catch basins and underground conveyance pipe where it ultimately outfalls to Lake Sammamish.

Proposed Conditions

Stormwater management would be addressed in accordance with 2017 City of Bellevue Surface Water Engineering Standards. In the developed conditions, drainage would be contained within two separate sub-basins. A series of existing private and municipal catch basins and closed conveyance pipes would convey runoff from the redeveloped site to Lake Sammamish. Flow control is not required as Lake Sammamish is an exempt body of water per section D1-04.2(g) of the 2017 City of Bellevue Surface Water Engineering Standards.

Similarly, in the developed Phase 2 conditions, drainage would be contained within two separate sub-basins. Flow control is not required since this area will continue to drain to Lake Sammamish is an exempt body of water per section D1-004(g) of the 2017 City of Bellevue Surface Water Engineering Standards.

Downstream

The Phase 1 project site consists of two drainage sub-basins, which flow to four discharge points on Lake Sammamish.

The Phase 2 project limits consist of two drainage sub-basins, which flow to Lake Sammamish. The northern portion of Phase 2 flows to 3 discharge points into Lake Sammamish, whereas the southern portion flows to the existing municipal conveyance system within West Lake Sammamish Parkway SE, ultimately discharging to a single discharge point into Lake Sammamish.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials would not enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No altering or impacts to the existing drainage patterns in the vicinity of the site are proposed.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to reduce or control surface, ground and runoff water impacts include implementation of post-construction soil quality and depth to Best Management Practices to promote stormwater retention on-site. The current drainage patterns would be maintained and runoff would continue to discharge to the existing private and municipal conveyance systems, which route the runoff directly to Lake Sammamish. Flow control is not required as Lake Sammamish is an exempt body of water per section D1-04.2(g) of the 2017 City of Bellevue Surface Water Engineering Standards.

Project will comply
with erosion and
sediment controls
per BCC 23.76

4. PLANTS

a. Check the types of vegetation found on the site:

- ✓ deciduous tree: alder, maple, aspen, other: _____
- ✓ evergreen tree: fir, cedar, pine, other: _____
- ✓ shrubs
- ✓ grass
- ___ pasture
- ___ crop or grain
- ___ orchards, vineyards or other permanent crops
- ✓ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____
- ___ water plants: water lily, eelgrass, milfoil, other: _____
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing lawn areas in the proposed construction areas would be removed. In addition, a few evergreen trees would be removed during the construction of the proposed cabins that would attach to the Forum Building.

c. List threatened and endangered species known to be on or near the site, if any:

There are no threatened or endangered species known to be on or near the site according to the Washington State Department of Natural Resources Natural Heritage Program (most current February 6, 2017).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Areas disturbed would be re-landscaped or re-planted as grass to match existing conditions.

e. List all noxious weeds and invasive species known to be on or near the site.

According to the King County Noxious Weeds map queried on February 5, 2018, there are no noxious weeds or invasive species known to be on or near the site. However, during a site visit it was noted that some areas of blackberry were on or adjacent to SAMBICA.

5. ANIMALS

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other: rodents
 fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site.**

A query request of the Washington Department of Fisheries and Wildlife (WDFW) database for threatened, endangered, and priority species and habitats was made on February 5, 2017. WDFW did identify a large biodiversity corridor approximately 0.2 miles south of the project site that may possibly provide habitat for some designated species. However, due to this area being on the southern side of Interstate 90, there is likely no adequate connection to the project site.

- c. Is the site part of a migration route? If so, explain.**

Western Washington is part of the Pacific Flyway. However, due to the extensive urban residential development patterns surrounding the site, it would most likely not be utilized by any species other than those more tolerant of urban development activities.

- d. Proposed measures to preserve or enhance wildlife, if any:**

No impacts are anticipated, therefore no measures are proposed.

- e. List any invasive animal species known to be on or near the site.**

There are no known invasive animal species known to be on or near the site.

Proposed work is more than 200 feet from Lake Sammamish. Potential T & E species in Lake Sammamish adjacent to site - Puget Sound Chinook Salmon, Coastal Puget Sound Bull Trout, Puget Sound Strait of Georgia Coho Salmon, Puget Sound Steelhead

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Gas is used for heating. Electricity is used for general power requirements.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No, adjacent properties would not be impacted from using solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The proposed new structures would contain energy efficient insulation and LED light bulbs.

7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.**

There are no environmental health hazards that could result from this proposal.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

No known or possible contamination of the site has been identified. The Washington State Department of Ecology's database was queried on February 6, 2018 and no identified contamination sites were located either on or up gradient of SAMBICA.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no existing hazardous chemicals or conditions that would impact the project. Due to the age of the existing buildings, including those that are proposed for ultimate demolition, they may contain asbestos or lead containing materials. Prior to demolition, these buildings would be analyzed by an expert in those materials and an abatement plan developed for safe removal.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic or hazardous chemicals would be stored or used after construction. Construction equipment would contain fuel for operation.

- 4) **Describe special emergency services that might be required.**

No special emergency services would be required.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

No impacts are anticipated, therefore no measures are proposed. An abatement plan would be prepared prior to demolition and would specify required precautions, if any, to deal with any lead or asbestos.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Road noise is the primary noise in the vicinity. This type of noise would not have an impact on the proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Construction equipment would produce noise; and would comply with City of Bellevue Code. Once the project is complete, noise levels would remain as they are today as the proposal is the replacement of structures on the existing camp.

- 3) Proposed measures to reduce or control noise impacts, if any:**

No impacts are anticipated, therefore none are proposed.

Noise from construction activity is limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently the site of Camp SAMBICA. North and east of the site are single family and multi-family residences. To the west is a park and to the south is Interstate 90 and Sunset Elementary School.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The site has not been used as working farmland or forest land in the recent past.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

The proposal would not impact or be impacted by surrounding working farms or forest lands.

- c. Describe any structures on the site.**

There are several structures on the site, all of which are associated with the existing Camp SAMBICA.

d. Will any structures be demolished? If so, what?

The existing 5,000 SF activities building and the 850 SF Country Kitchen would be demolished.

e. What is the current zoning classification of the site?

The site is currently zoned R-5 and R-20. The Master Development Permit is requesting to re-zone the parcels to Camp and Conference Center.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Camp and Conference Center.

g. If applicable, what is the current shoreline master program designation of the site?

The proposed projects under the Master development Permit are outside of the shoreline master program designation. However, the shoreline designation across SE 40th Place has a Shoreline Residential Designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical areas have been identified on and adjacent to the site. They are detailed in section B.3.a.1 above.

i. Approximately how many people would reside or work in the completed project?

During the summer months, there are approximately 270 campers and 80 staff, during the winter months, there can be no campers and 18 staff. No increase in campers or staff is proposed.

j. Approximately how many people would the completed project displace?

The completed project would not displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any:

There would be no displacement of residences, therefore no mitigation is proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

SAMBICA has been located in this area for nearly 100 years. The proposal is for improvements to the existing camp within the existing ownership. No expansion of the camp is proposed. Development would occur within the existing SAMBICA footprint and comply with the existing zoning regulations and comprehensive plan for the site. SAMBICA has been interwoven with the nearby residents since its creation.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The proposal would not have an impact on agricultural or forest lands of long-term commercial significance because there are none located in the vicinity.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

New cabins are proposed to the north of the existing Forum Building. These would be used for campers or staff during overnight camps.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units would be impacted.

c. Proposed measures to reduce or control housing impacts, if any:

There are no impacts to housing, therefore no measures are proposed.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed activities building is approximately 34½ feet. The exterior materials are proposed to be metal siding and wood and the colors are intended to be light; consistent with the beach character.

b. What views in the immediate vicinity would be altered or obstructed?

Views in the immediate vicinity would be altered with the proposed new structures.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No impacts are anticipated, therefore no measures are proposed.

11. LIGHT AND GLARE

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Other than possible building mounted security lighting, no illumination would occur. Lighting would be used during nighttime hours for campers and staff to safely move about the camp.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No light or glare safety hazards or interference with views would occur.

- c. **What existing off-site sources of light or glare may affect your proposal?**

No existing off-site sources of light or glare would impact the proposal.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

No impacts are anticipated, therefore no measures are proposed.

12. RECREATION

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

SAMBICA has recreational space that is available to its campers. In addition, there are several parks within 2 miles of the site including: Sunrise Park, Timberlake Park, Meerwood Park, Sammamish Cove Park, Lake Sammamish State Park, Lewis Creek Natural Area, Lakemont Park, Cougar Mountain Regional Wildland Park, Lattawood Park, Eastgate Park, Spiritridge Park, Robinswood Park, Sunset Park, Weowna Beach Park and Robinson Nature Park.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No displacement of recreational areas would occur.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No impacts are anticipated, therefore no measures are proposed.

13. HISTORIC AND CULTURAL PRESERVATION

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

There are several structures both on the SAMBICA property and adjacent to it that according to the *Washington Information System for Architectural & Archaeological Records Data* (WISAARD) are 45 years or older. This is all based on assessor's information; no official inventoried structures were noted.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no known landmarks, features or other evidence of Indian or historic use or occupation in the vicinity. Although the WISAARD predictive model designates the sight as high risk, the area is highly disturbed.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The State's WISAARD system was consulted on February 8, 2018 to determine potential impacts to cultural and historic resources on or near the project site.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Should evidence of any Indian or historical artifact be uncovered during construction of the fields, work would be halted and the State Historic Preservation Officer would be notified.

14. TRANSPORTATION

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on-site plans, if any.**

The site is accessed via 177th Avenue SE from West Lake Sammamish Parkway SE. Existing access to the site would not change as a result of the proposal.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The site is not directly served by public transit. Metro Transit provides service nearby with two routes, #888 and #271. Route #888 has a stop approximately 0.2 miles to the northwest on West Lake Sammamish Way SE. It provides bus transit between the Eastgate P&R to Interlake High School and the International School, both located in Bellevue. Route 271 provides service to Issaquah and University of Washington with stops at transit stations along the way. The closest stop is approximately 0.4 miles to the southeast on West Lake Sammamish Way SE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No additional parking spaces are proposed during Phase 1. Parking may be added as part of Phase 2, but the exact quantity has not been determined yet.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets or other improvements (including frontage improvements) are proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project would not use water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No additional vehicular trips would occur; the proposal is for the replacement of existing facilities at the existing camp.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal would not interfere with, impact or be affected by the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

There are no impacts anticipated; therefore no mitigation is proposed.

15. PUBLIC SERVICES

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The project would not create an increase in the need for public services above and beyond the level-of-service need for the existing facility. The site is served by the City of Bellevue Police Department and the City of Bellevue Fire Department.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The proposal does not anticipate an increase in the need for public services.

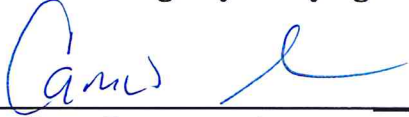
16. UTILITIES

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity.....Puget Sound Energy
Natural GasPuget Sound Energy
Sewer..... City of Bellevue
Water..... City of Bellevue

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Applicant Representative

Name of signee: Camie Anderson

Position and Agency/Organization: Senior Associate, Shockey Planning Group, Inc.

Date submitted: February 20, 2019

Appendix A Legal Description

1324059033	POR SW 1/4 OF NE 1/4 LY NLY OF SR 90
1324059051	W 515 FT OF POR OF SE 1/4 OF NE 1/4 LY WLY OF STATE HWAY 2D & N OF A LN BEG ON W LN AT A PT 04-42-00 W 45 FT FR NW COR & BEARING S 75-54-10 E
8043700380	STRANDVIK ADD UNREC Plat Block: 6 Plat Lot: ALL
8043700325	STRANDVIK ADD UNREC Plat Block: 5 Plat Lot: 1
8043700370	STRANDVIK ADD UNREC Plat Block: 5 Plat Lot: 11
8043700330	STRANDVIK ADD UNREC Plat Block: 5 Plat Lot: 2
8043700375	STRANDVIK ADD UNREC Plat Block: 5 Plat Lot: 10
8043700335	STRANDVIK ADD UNREC Plat Block: 5 Plat Lot: 3
8043700365	STRANDVIK ADD UNREC Plat Block: 5 Plat Lot: 9
8043700055	STRANDVIK ADD UNREC Plat Block: 1 Plat Lot: 11
8043700060	STRANDVIK ADD UNREC Plat Block: 1 Plat Lot: 12